

CITY OF NORTH BEND  
CITY COUNCIL  
SPECIAL WORKSTUDY NOTES  
**June 30, 2015 – 7:00 p.m.**

City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Councilmember Pettersen called the meeting to order at 7:20 p.m.

Councilmembers Alan Gothelf, Ryan Kolodejchuk, Ross Loudanback and Jeanne Pettersen were present. Councilmembers David Cook, Jonathan Rosen & Dee Williamson were excused.

**Staff Present:** Mayor Ken Hearing, City Administrator Londi Lindell, Assistant City Administrator/Finance Director Dawn Masko, Public Works Director Mark Rigos, Senior Planner Mike McCarty, Senior Planner Jamie Burrell, Associate Planner Lynn Fredenburg, GIS/CAD Technician Marc Ramsey and City Clerk Susie Oppedal.

Councilmember Pettersen announced Agenda Item #2 – ILA with Si View MPD Related to Torguson Park had been cancelled.

#### **Discussion on Land Use Element**

Senior Planner Burrell presented the latest proposed Land Use Element to the Comprehensive Plan as approved by the Planning Commission at their May 28<sup>th</sup> meeting. She noted no substantial changes were made in the content and policy direction and that GIS/CAD Technician Marc Ramsey had performed a build out analysis which assumed no market factors (all land available for sale), highest and best use of land, and water and sewer availability to all lots. Ms. Burrell reported the 2014 Buildable Lands Report indicated a housing target of 665 units with the City's analysis showing a capacity of 2,821 units and an employment target (2006 – 2013) of 1,050 new jobs with the analysis indicating accommodations for 6,970 new jobs.

Ms. Burrell commented the build out analysis was based on the following areas of change for the zoning map:

1. Thrasher/North Bend Way/Torguson Area – Low Density Residential to High Density Residential
2. 4<sup>th</sup> Street – Neighborhood Business to Downtown Commercial
3. Triangular Shaped Parcel near NB Way/Cedar Falls Way/Orchard Drive – Low Density Residential to High Density Residential
4. Park Street – High Density Residential Limited Commercial Overlay District to Downtown Commercial
5. 140<sup>th</sup> Street/E North Bend Way – Neighborhood Business to Low Density Residential

6. Cottage Residential (Cedar Falls Way/E North Bend Way area) – Cottage Residential to High Density Residential
7. Maloney Grove/South Fork Residential Areas – Low Density Residential to Constrained Low Density Residential

Council expressed concern about potential increases in density that may happen as a result of zoning changes in Items #3 and #6 as indicated above. After additional discussion, Council concurred with the suggested zoning change for Item #3 (Triangular Shaped Parcel near NB Way/Cedar Falls Way/Orchard Drive) from Low Density Residential to High Density Residential and requested Item #6 (Cedar Falls Way/E North Bend Way area)) continue to remain Cottage Residential.

Councilmember Pettersen announced Agenda Item #4 – Executive Session had been cancelled.

### **Adjournment**

The workstudy closed at 8:05 p.m.

ATTEST:

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Jeanne Pettersen, Councilmember

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Susie Oppedal, City Clerk